



GRASSROOTS
REALTY GROUP

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**86 Harolds Hllow
Whitecourt, Alberta**

MLS # A2348127



\$339,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,152 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions:	no
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Some locations just feel like HOME, and 86 Harolds Hollow is one of them. Surrounded by mature trees on a beautiful corner lot, this 4-level split offers the space, privacy and location that can be so hard to find. With walking paths nearby leading toward the Athabasca River, Rotary Park and the golf course, you can step outside and enjoy some of the best recreation the area has to offer. Inside, you'll find 4 bedrooms and a functional layout with plenty of room to spread out across all four levels. The primary bedroom features its own 2-piece ensuite, and the furnace has been replaced for added peace of mind. Outside, the mature yard creates a private, established setting, while the 24' x 26' detached garage offers plenty of room for vehicles, toys, storage or projects. Shingles on both the garage and shed were replaced in 2020. A mature yard, four bedrooms, a fantastic detached garage and a location that puts the river, trails, park and golf course within easy reach, 86 Harolds Hollow has all the pieces to make a wonderful home.